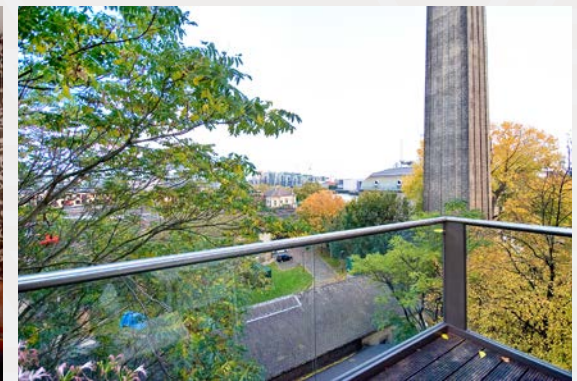


CUBITT BUILDING

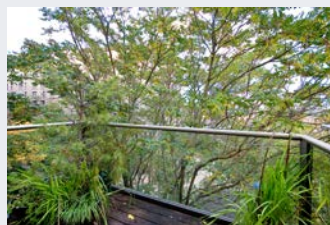
GROSVENOR WATERSIDE
LONDON SW1W



A very well presented one bedroom apartment set on the fifth floor of this chic modern waterside development benefiting from a 24hr concierge service, lift and gym and spa facilities.

The apartment itself provides a perfect balance of living/ bedroom space and has the added advantage of a dressing room. Both the reception and bedroom have access to their own private balconies.

Grosvenor Waterside is located just half a mile away from Sloane Square underground station and Victoria mainline station. It is also an easy walking distance of the Kings, Pimlico Road, and the open spaces of Battersea Park.



FEATURES

DOUBLE BEDROOM
WITH WALK-IN
WARDROBE

OPEN-PLAN
KITCHEN/DINER/
RECEPTION

BATHROOM

TWO BALCONIES

PORTERS

LIFT

GYM & SPA
FACILITIES



APPROX. GROSS INTERNAL AREA
614 SQ FT / 57 SQ M



FIFTH FLOOR

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

PRICE: £675,000

TENURE: LEASEHOLD WITH 976 YEARS

SERVICE CHARGE: APPROX £5,450 PER ANNUM

GROUND RENT: APPROX £1,030 PER ANNUM

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.



www.nicolasvanpatrick.com